

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
May 7, 2014**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Dan Buck took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey, Director of Community Development /Planning	-Present
Dan Buck, Secretary	-Present	Renee Kabrick, City Attorney	-Present
Bob Cook	-Present		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the April 2, 2014 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Vice Chairman Josh Gunselman seconded it. Motion carried 5-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of David Rahman for a variance to allow two duplexes on one lot in an Industrial (I-1) zone and a variance to build within seven feet of the side yards

David Rahman was present requesting a variance to construct two duplexes on a one-acre lot located in an Industrial (I-1) zone south of 382 Truman Road. The property is located in an area surrounded by several single-family homes. Mr. Rahman is also requesting a variance to build closer to the lot lines in order for both duplexes to fit on the lot. Mr. Rahman's plan shows four driveways off of Truman Road.

A variance was granted at a previous meeting to allow one duplex on the proposed lot. Following much discussion regarding the setbacks, a site plan and concerns from several neighboring lot owners, the board agreed that the lot would be too crowded with two duplexes instead of only one.

Bob Cook made a motion to close the public hearing. Vice Chairman Gunselman seconded the motion. Motion carried 5-0.

Vice Chairman Gunselman made a motion to deny a variance to allow two duplexes on one lot in an Industrial (I-1) zone. Bob Cook seconded it. Motion carried 5-0.

Vice Chairman Gunselman made a motion to deny a variance to build within seven feet of the side yards. Bob Cook seconded it. Motion carried 5-0.

Petition of Chad M. and Ashley N. Erny for a variance from Section 16.02.140 (Height Regulations) on a proposed accessory building

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Chad and Ashley Erny to request a variance to construct a garage with a height of 23 feet. The property is located at 3758 Eagle Point Court. The garage will be built of masonry to aesthetically match the house.

Discussion followed. With no remonstrators present, Bob Cook made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance from Section 16.02.140 (Height Regulations) to construct a garage with a height not to exceed 23 feet. Vice Chairman Gunselman seconded it. Motion carried 5-0.

Petition of Kamisub, LLC for a variance to allow an Assisted Living Residential Housing Development in an I-B (Industrial-Business District)

Nathan Waggner, of Cash Waggner & Associates, was present on behalf of Kamisub, LLC to request a variance to operate an assisted living residential housing development at the Ramada Inn, located at 951 Wernsing Road. The proposed area used to be an annex of the Ramada Inn, consisting of 73 rooms.

Some discussion followed, however, Mr. Waggner did not have answers to most of the board's questions, and therefore, it was suggested to table the public hearing until more information could be presented.

Bob Cook made a motion to table the public hearing. Vice Chairman Gunselman seconded it. Motion carried 5-0.

Zoning and Subdivision Control Ordinances Update

Community Development and Planning Director Darla Blazey asked for the board's input on whether or not the new zoning and subdivision control ordinances should be separate or as one unified code. Ms. Blazey explained that a unified code would contain one definition section and be overall easy to use. Since both ordinances are being updated at the same time, Ms. Blazey said it could also be a cost-saving method to have a unified code. There was some discussion. Following the board's consensus for a unified code, Ms. Blazey shared that the Steering Committee will meet again on May 15 and continue to meet on the third Thursday of the month for a total of four remaining meetings.

Change of July meeting date

By consensus of the board, it was decided to change the July 2, 2014 meeting to July 9. The change is due to several members' conflict in schedules.

ADJOURNMENT

With no further discussion, Bob Cook made a motion to adjourn the meeting. It was seconded by Vice Chairman Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:15 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Kathy M. Pfister, Recording Secretary